

PROPOSED PLAN OF REMEDIAL ACTION



1330 Thatcher Street Site

Wilmington, DE

DNREC Project No. DE-1409

May 2007

SCANNED

JUN 10 2007

File # 1409
B8

Delaware Department of Natural Resources and Environmental Control
Division of Air and Waste Management
Site Investigation & Restoration Branch
391 Lukens Drive
New Castle, Delaware 19720

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- Proposed Plan: Questions and Answers
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Approval:

This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.


James D. Werner, Director

Division of Air and Waste Management

25 MAY 2007



What is the 1330 Thatcher Street Site? The site is a property with two vacant buildings located at: 1330 Thatcher St., Wilmington, DE 19802. The property is a Certified Brownfield Site.

Tax Parcel Number: 26-036.20 059

Nearest major intersection: Thatcher St and E 13th St

Area: 0.45 acres

Zoning: C2 (Secondary Business Commercial Center)

Nearest surface water body: Brandywine Creek, 800 ft. southwest.

Shallow groundwater at the site flows toward the Brandywine Creek.

The site is within the 100-year flood plain. It is flat.

Two other properties adjacent to the site are **Certified Brownfield Sites**. Other surrounding land use is residential and commercial.

What happened at the 1330 Thatcher Street Site? Previous owners of the property used it for truck and equipment storage as well as engine and equipment repair.

The site and surrounding properties have a long history of light industrial, warehouse and commercial use including mechanical repair and parts salvage.

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The City of Wilmington supplies the site with drinking water and sewer service. There are no known private wells in the vicinity.

What is the problem at the 1330 Thatcher Street Site? DNREC performed a Site Specific Assessment at the Site in October 2006. Samples collected during this assessment revealed environmental impacts from semi-volatile organic compounds and metals. DNREC suspects that there is an unused underground storage tank present on the property.

The Contaminants of Concern at the site are metals (including arsenic and lead) and semi-volatile organic compounds, including benzo(a)pyrene.

A preliminary risk assessment performed on the adjacent property which contained similar impacted materials with similar concentrations determined that the site presents an unacceptable risk in its present use and also in a future residential use scenario. The health risk to long term residents is due to the presence of the semi-volatile organic compounds in surface and subsurface soil. The risk to onsite construction workers on the site is negligible. The results of this risk assessment are relevant to the 1330 Thatcher Street site as well.

Shallow groundwater has not been impacted by the site.

What does the owner want to do at the 1330 Thatcher Street Site? The current property owner, Habitat for Humanity of New Castle County, plans to build 12 town homes on the lot.

The plans for site redevelopment include the demolition of site structures, removal of the underground storage tank and its associated piping, re-grading, and then construction of the residential housing, concrete sidewalks and landscaping.

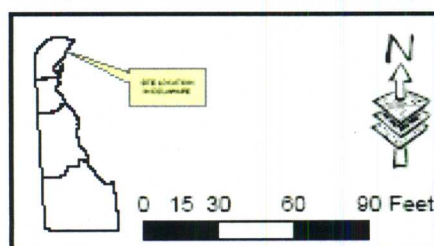
The town homes are to be a single two-story structure with concrete crawl spaces. The structure and other paved surfaces will cover approximately 60% of the property area. The structure will not have garages and the first floor will be approximately 8 feet above the present grade.

Redevelopment is expected to begin in August 2007.

How does DNREC plan to clean up the 1330 Thatcher Street Site? DNREC's objective at the site is to make the surface soil safe for future residents. DNREC proposes to remove at least two feet of contaminated soil from the entire site and backfill with approved material. If the presence of the underground storage tank is confirmed, the tank and any associated soil will also be excavated for off site disposal.

The first stage of this project will be to remove the top 2 feet of soil, an estimated 5200 tons of soil, from the site. This soil is suitable for reuse at the 7th Street Peninsula subject to the provisions of the DNREC-SIRB soil reuse policy. An approved treatment facility will treat soil that cannot be reused, however this is not anticipated. A Soil Management Plan, subject to approval by DNREC, will identify procedures for additional sampling, managing materials on the site and observing health and safety requirements. The site will then be backfilled with soil approved by DNREC as suitable for residential use.

Removal of any tanks and petroleum contamination in soil will follow procedures established by the Tank Management Branch of DNREC.




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FIGURE 1
2002 AERIAL OF DE1409
1330 THATCHER STREET
WILMINGTON, DE

This map is provided by the DEDEP SWR solely for display and reference purposes and is subject to change without notice. DEDEP SWR will not be held responsible for the accuracy or content of this map or for any other use of the information. MAY 2007

What are the long term plans for the Site after the cleanup? DNREC will prevent exposure to the remaining contaminated soil by restricting digging on the property.

The site owner will record a notice on the deed consistent with the Uniform Environmental Covenants Act to restrict digging, drilling, and any other land disturbing activities at a depth greater than two feet on the property without the authorization of DNREC. The covenant will note the site's location within the Wilmington Groundwater Management Zone.

Habitat for Humanity of New Castle County will establish a written inspection and maintenance plan to assess the pavement and soil cover. The plan will be subject to approval and oversight by DNREC. DNREC will review the periodic inspection reports.



Fig 2. View of 1330 Thatcher Street Site, April

How can I find additional information or comment on the Proposed Plan?

The complete file on the site including a Site Specific Assessment and a Preliminary Risk Assessment is available at the DNREC office, 391 Lukens Drive in New Castle. Most documents are also found on www.DNREC.state.de.us/dnrec2000/Divisions/AWM/sirb

The 20-day public comment period ends on _____. Please send written comments to the DNREC office or call Steve Johnson, project manager, at:
302-395-2600.

What is a *Proposed Plan*?

A Proposed Plan of Remedial Action (Proposed Plan) is a summary of how DNREC intends to clean up a contaminated site. A Final Plan of Remedial Action (Final Plan) is the adoption of the Proposed Plan, after all comments made by the public within the comment period of twenty days have been considered and addressed by DNREC.

The Delaware State Legislature passed the Hazardous Substance Cleanup Act (HSCA) in 1990. The Legislature made sure that members of the public would be informed about environmental problems in their own neighborhoods and have a chance to express their opinion concerning the clean up of those environmental problems before DNREC takes action.

After DNREC studies a site, it summarizes the problems there and proposes one or more possible solutions in a Proposed Plan. The Proposed Plan contains enough information to allow lay persons to understand the site and the intended remedy. It is not meant to be an engineering design document. More detailed information can be found in the reports and documents approved by DNREC. All of the documents and reports created by DNREC or consultants during the course of the investigation of the site are available to the public at the offices of DNREC-SIRB or at DNREC's website:

<http://www.dnrec.state.de.us/dnrec2000/Divisions/AWM/sirb/sitefiles.asp> .

DNREC issues the Proposed Plan by advertising it in at least one newspaper in the county where the site is located. The legal notices for the Proposed Plans and the Final Plans usually run on Wednesdays or Sundays in the legal classified section of the News Journal and/or the Delaware State News. The public comment period begins on the day (Wednesday), or the day after (Sunday) the newspaper publishes the legal notice for the Proposed Plan.

DNREC frequently holds public meetings during the comment period. Those meetings are usually held near the site in the evening. Citizens can request a public meeting if DNREC did not already schedule one.

Comments are collected at the public meetings, by phone or in writing. DNREC considers all comments and questions from the public before the Proposed Plan is finalized and adopted as a Final Plan.